

Courtesy Of Alma Hadzic Of MaxWell Polaris

# **\$569,900 - 1525 Tamarack Boulevard, Edmonton**

MLS® #E4433034

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

A RARE FIND! Welcome to this beautifully designed & fully UPGRADED 3 bedroom & 2.5 bathroom Pacesetter Home situated in the desirable SE neighbourhood of Tamarack Common. Instantly you will fall in love with the spectacular open and expansive layout designed for easy living, LARGE WINDOWS throughout and a show-stopping CHEFS DREAM KITCHEN with plenty of cupboard & counter space, UPGRADED APPLIANCES including a gas stove & GRAND CENTER ISLAND, perfect for hosting and one of the home's biggest attractions! The Second floor features a primary suite with walk-in closet & full ensuite bath along with two additional bedrooms, laundry room & 4 piece bathroom. LARGE, versatile basement offers endless possibilities to create your dream space. Enjoy the PRIVATE and FULLY FENCED, low-maintenance yard complete with PREMIUM HIGH GRADE composite deck & gazebo, just perfect for entertaining! Conveniently located near all amenities, schools, parks & easy access to the Anthony Henday. TURNKEY property, shows 10/10!!



Built in 2018

## **Essential Information**

MLS® # E4433034

Price \$569,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,650                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1525 Tamarack Boulevard |
| Area        | Edmonton                |
| Subdivision | Tamarack                |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6T 2E3                 |

### Amenities

|           |                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Deck, Detectors Smoke, Front Porch, Gazebo, No Animal Home, Parking-Extra, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, |

Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | A. Blair McPherson School |
| Middle     | A. Blair McPherson School |
| High       | Elder Dr. Francis Whiskey |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 30          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 2:02am MDT